



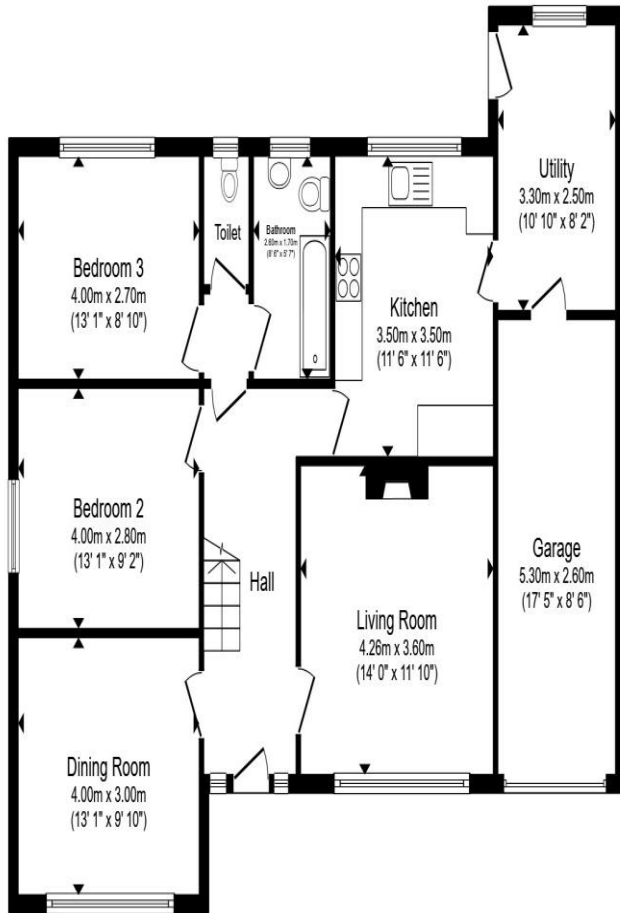
**Aspin Lane, Knaresborough HG5 8HP**

**welcome to**  
**Aspin Lane, Knaresborough**

A fantastic opportunity to purchase this three bedroom detached dormer bungalow in need of modernisation. With excellent views of Knaresborough Cricket ground and close to outstanding schools and amenities.

Available chain free





**Ground Floor**



**First Floor**

Total floor area 125.6 m<sup>2</sup> (1,352 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Ground Floor**

**Entrance Hall**

**W.C.**

**Living Room**

**Dining Room**

**Kitchen**

**Utility Room**

**Bathroom**

**Bedroom Two**

**Bedroom Three**

**First Floor**

**Dormer Bedroom**

**Exterior**

**Garage**

welcome to

## Aspin Lane, Knaresborough

- Highly sought after residential location with outstanding views of Knaresborough Cricket Ground
- Deceptively spacious and versatile three bedroom detached bungalow now requiring some modernisation and has scope for extension (subject to planning)
- Two reception rooms and versatile living accommodation throughout
- Enclosed private rear garden and ample parking leading to the garage
- Close to excellent primary and secondary schools including King James



**view this property online** [williamhbrown.co.uk/Property/HRG107689](http://williamhbrown.co.uk/Property/HRG107689)

Please note the marker reflects the postcode not the actual property



Property Ref:  
HRG107689 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01423 502282**



[harrogate@williamhbrown.co.uk](mailto:harrogate@williamhbrown.co.uk)



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**